

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

VAAP 22-0256

VILLAS AT LEXWOOD

EIGHTH ELECTION DISTRICT

VARIANCE REQUEST HEARD: FEBRUARY 8, 2024

ORDERED BY:

Mr. Hayden, Mr. Bradley, Mr. Payne,
Mr. Richardson, and Ms. Weaver

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: March 14, 2024

Pleadings

AYDCO Holdings, LLC (“Applicant”) seeks variances from the St. Mary’s County Comprehensive Zoning Ordinance (“CZO”) Section 32.3.4 & Schedule 32.1 to reduce the required open space from 50% to 0%, from Section 51.3.14.a(4) to reduce the minimum 20’ width of a townhouse to 16’, and from Section 71.5.2.b to disturb a non-tidal wetland buffer.

Public Notification

The hearing notice was advertised in *The Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, on January 19, 2024 and January 26, 2024. A physical posting was made on the property and all property owners within 200’ were notified by certified mail on or before January 24, 2024. The agenda was also posted on the County’s website on February 2, 2024. Therefore, the Board of Appeals (“Board”) finds and concludes that there has been compliance with the hearing’s notice requirements.

Public Hearing

A public hearing was conducted at 6:30 p.m. on February 8, 2024 at the St. Mary’s County Governmental Center, 41770 Baldrige Street, Leonardtown, Maryland. All persons desiring to be heard were duly sworn, the proceedings were recorded electronically, and the following was presented about the proposed amendment requested by the Applicant.

The Property

The property (“the Subject Property”) is an unaddressed 3.985 acre parcel located off Lexwood Drive in Lexington Park, MD. It can be found at Tax Map 51, Grid 8, Parcel 377. It is zoned Residential, High-Density.

The Variance Requested

Applicant seeks a variance from the St. Mary’s County Comprehensive Zoning Ordinance